

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert Horn legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an B-1 (Business Local) zone to an BR-XA (Business Residential) zone, for the following reasons:

To permit the use of said property for the retail sale of used motor vehicles from an out-door sales area separated from sales agency building.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, an automobile out-door sales lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

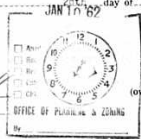
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Robert Horn
106 Furvis Place
Pikesville-8, Maryland
Legal Owner

William D. Wells
900 Reisterstown Road
Pikesville-8, Maryland
Petitioner's Attorney

William D. Wells
900 Reisterstown Road
Pikesville-8, Maryland
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of January, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of February, 1962, at 3:00 o'clock P.M.



John G. Rose
Zoning Commissioner of Baltimore County

RECEIVED
ZONING DEPARTMENT
BALTIMORE COUNTY
JAN 10 1962

5494-X

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected,

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of January, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of February, 1962, at 3:00 o'clock P.M.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected,

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of January, 1962, that the above re-classification be and the same is hereby DENIED and that the above described property or are be and the same is hereby continued as to remain a B-1 zone; and/or the Special Exception for an automobile out-door sales lot be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 15, 1962

FROM: Mr. George E. Gavrellis, Deputy Director

SUBJECT: #5194-X, B-1 to B-3 and Special Exception for Automobile Out-Door Sales Lot, Westside of Reisterstown Road 700 feet North of Cedarhurst Drive, Being property of Robert Horn, 4th District

HEARING: Wednesday, February 20, 1962 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and special exception. It has the following advisory comment to make with respect to pertinent planning factors:

1. The 4th District Zoning Map created or affirmed B-1 zoning on the westerly side and B-3 zoning on the easterly side of Reisterstown Road. Land use data indicate the presence of an automobile dealership and used-car facility on the easterly side of Reisterstown Road opposite the subject property.
2. B-3 zoning amidst B-1 zoning would create land use potentials for the subject property which are much less restrictive than are those on adjacent properties on the same sides of the road. As such it may be construed that the requested classification would constitute spot zoning, especially since the 4th District Zoning Map made adequate provision for the development of B-3 uses on the easterly side of Reisterstown Road.



OFFICE OF PLANNING

DATE: 1-15-62

OFFICIAL BUILDING APPLICATION COMMENTS:

BLDG. FILE # 156-63

APPLICANT: Elsie Shanks
1318 Reisterstown Rd.
Reisterstown, Md

DISTRICT: 4

LOCATION: SMS 1318 Reisterstown Rd

The Office of Planning and Zoning has reviewed the subject application and is endorsing it with the following comments:

1. The 10' buffer strip, with the one exception of that 25' wide portion used as the access road, must not be paved. This area is marked in red on the returned plan.
2. Only that portion of the property shown as parking area may be used for display of cars. This area is marked in blue on the returned plan.

Juh/co

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 10250	
TELEPHONE		VALLT 3-3000		DATE 1/16/62	
TO: William D. Wells, Esq.		900 Reisterstown Rd.		Pikesville 8, Md.	
BILLED BY		Zoning Department of Baltimore County			
DEPOSIT TO ACCOUNT NO.		01622		TOTAL AMOUNT \$50.00	
QUANTITY		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
Position for Reclassification & Special Exception for Robert Horn				50.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.					

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 10382	
TELEPHONE		VALLT 3-3000		DATE 2/20/62	
TO: William D. Wells, Esq.		900 Reisterstown Rd.		Pikesville 8, Md.	
BILLED BY		Zoning Department of Baltimore County			
DEPOSIT TO ACCOUNT NO.		01622		TOTAL AMOUNT \$19.00	
QUANTITY		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
Advertising and posting of property for Robert Horn				19.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.					

OFFICE OF THE BALTIMORE COUNTIAN		THE COMMUNITY NEWS Ridderstown, Md		THE COMMUNITY PRESS Dundalk, Md.	
No. 1 Newburg Avenue		THE HERALD - ARGUS Catonville, Md.		CATONVILLE, MD.	
February 12, 1962.					
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One week before the 12th day of February, 1962, that is to say the same was inserted in the issues of February 9, 1962.					
THE BALTIMORE COUNTIAN					
By <u>Paul J. Morgan</u> Editor and Manager					

PETITION FOR ZONING RE-CLASSIFICATION AND SPECIAL EXCEPTION
4th DISTRICT
ZONING: From B-1 Zone to B-3 Zone. Petition for Special Exception for an Automobile Out-Door Sales Lot.
LOCATION: West side of Reisterstown Road 700 feet North of Cedarhurst Drive.
DATE AND TIME: WEDNESDAY, FEBRUARY 20, 1962 at 3:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Concerning all that parcel of land in the Fourth District of Baltimore County, BEGINNING FOR THE SAME on the Southwest side of Reisterstown Road at a pipe in the center of a small stream located at the end of the first or South 35 degrees 35 minutes East 112.00 foot line of the land which by deed dated October 6, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2794, folio 819, was granted and covered by Harry Phillip Dei and wife to Samuel German et al. and running thence and ending on the second or South 45 degrees 40 minutes West 225 foot line, of said stream, South 65 degrees 45 minutes West 225 foot more or less to the Southeast corner of the parcel of land which by deed dated September 28, 1958, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1666, folio 184, was granted and conveyed by Katherine A. Robb and husband to Charles C. McCaughey and running thence and ending on part of the last line of the parcel of land described in said last mentioned deed, North 25 degrees 08 minutes West 100 feet thence Northwesterly for a line of division North 60 degrees 50 minutes 10 seconds East 117.00 feet more or less to the Southwest side of Reisterstown Road and to intersect the aforesaid first or South 35 degrees 35 minutes East 112.00 foot line of the land described in the aforesaid deed from Dei and wife to German, et al. at a point North 55 degrees 25 minutes West 100 feet from the said stream, thence ending on said first line and on the Southwest side of Reisterstown Road South 35 degrees 35 minutes East 100 feet to the place of beginning.
Being the property of Robert Horn, as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Feb. 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 2-7-62
Posted for: George R. Hammett
Petitioner: Robert Horn
Location of property: 1318 Reisterstown Rd. 700 ft. North of Cedarhurst Drive
Location of Sign: West side of Reisterstown Rd. 750 ft. North of Cedarhurst Drive
Remarks: George R. Hammett
Posted by: George R. Hammett Date of return: 2-8-62

